

Agenda

Town of Seekonk, MA Planning Board

10/8/13
7:00 PM
Seekonk Town Hall
BOS Meeting Room

Type of meeting:

Planning Board Regular Meeting, Public Hearing

Agenda topics – More information on each item can be found on our website – www.seekonk-ma.gov under Departments>Planning>Agenda Items

7:00 PM

Public Hearing

Definitive Subdivision: Jacob Hill Estates - Plat 17,
Lot 79 – Off Jacob St and Taunton Ave – Continued
from 9/10

Applicant: Palmer River
Development Co., LLC

Form A: Plat 25, Lots 316-318 (Tall Pines Estates)

Applicant: Stonegate
Builders

Discussion: District Local Technical Assistance from
SRPEDD

Planning Board

Correspondence:

Approval of Minutes: 9/10/13

Adjournment



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: October 1, 2013

DEFINITIVE PLAN REVIEW
Jacob Hill Estates – Plat 17, Lot(s) 79 – Off of Taunton Ave & Jacob St

Summary: The applicant has submitted an Application for Approval of Definitive Plan for a Conservation Subdivision.

Findings of Fact:

Existing Conditions

- Vacant wooded 16.9 acre lot zoned R-2/Mixed Use.

Proposal:

- Create 11 new house lots, all >15K sq. ft., on a ±859' public road ending in a cul-de-sac (Palmer River Rd). The yield plan indicates 9 developable lots are possible. The new incentive zoning provision is to be utilized here, which will designate one lot as affordable and one additional market rate lot will be granted as a density bonus for providing said affordable lot.
- Individual septic systems and public water will service the lots.
- Open space areas will equal 40%, (40% minimum required). Wetland percentage of open space does not exceed wetland percentage of site.
- Road to be 20' wide with no sidewalks to increase distance of disturbance from large trees on property boundary to the north near Jacob St.

Waivers:

- No sidewalks
- Waivers as requested in 9/17/13 letter from Thompson Farland

Recommendations:

As of the date of this memo, the Board's reviewing engineer has seen a response to their comments and will provide a response back by 10/8/13. In addition, according to the Health Agent perc tests have been done and passed on every lot. Staff recommends the following conditions:

1. Appropriate documentation shall be submitted for the establishment of a homeowner's association, drainage easements, and an open space restriction on the open space land, which shall be delineated by a split rail fence. These documents shall be submitted prior to endorsement and recorded along with the subdivision.

2. The provisions of sections 25.10.1 (affordable unit amounts, size & distribution) and 25.10.1.4 (construction schedule) shall be adhered to, which would require that the 6th lot built upon shall contain the affordable unit.
3. Prior to issuance of a building permit for each lot, the lot owner/developer shall submit a lot site plan and supporting information documenting the following:
 - a. The grading of the lot is consistent with the impervious surface coverage and the drainage patterns depicted on the approved Subdivision Plans.
 - b. The development of the individual lots will implement and maintain erosion and sediment control measures during construction as stipulated on the approved Subdivision Plans. The lot plan should illustrate the placement and details of these measures.
4. The applicant will cut back 5' of brush in a northerly direction from the proposed road to increase the sight distance.
5. Runoff from the impervious surfaces of each individual lot will be required to be handled on the lots through stormwater management measures, such as roof infiltration systems and rain gardens. Said measures shall be submitted to and approved by the Planning Department prior to the issuance of building permits for each lot.
6. Anchored tarps shall be required to secure temporary soil stockpiles.

September 17, 2013

John P. Hansen, Jr.
Seekonk Planning Board
100 Peck Street
Seekonk, MA 02771

**RE: Definitive Subdivision Plan "Jacob Hill Estates"
Waiver Requests**

Dear Mr. Hansen:

As part of this Definitive Subdivision submittal we are requesting several waivers from the provision of the Seekonk Subdivision Control Bylaw. These waivers are as follows:

Section 5.3.20, 8.12 – Tree Plantings

The applicant is seeking a waiver to allow planting of street trees on one side of the roadway in lieu of both. Thompson Farland, Inc. (TFI) has proposed a grass swale on the other side of the roadway as part of the stormwater design.

Section 5.6.1 – Environmental Impact Statement

The applicant is seeking a waiver to eliminate the need for filing an environmental impact statement. Due to the project only being an eleven lot subdivision, TFI believes the impacts will be negligible and not create any adverse effects to the community.

Section 7.2.1.8 – Roadway Radii

The applicant is seeking a waiver for the required property line radii at the intersection. This request will still provide a safe vehicular roadway Jacob Street is a 66' layout, thus there is ample room to provide a 30' turning radius at the pavement intersection.

Section 7.2.2.2 – Roadway Width

The applicant is seeking a waiver for the width of pavement from 24' to 20'. This request will provide a safe vehicular roadway, minimize the stormwater runoff and save the Linden trees abutting the property.

Roadway Location

The applicant is seeking a waiver to shift the roadway off the centerline. This request will protect the row of Linden trees abutting the property.

www.ThompsonFarland.com

Section 7.2.4.1 – Dead-end Streets

The applicant is seeking a waiver for the length of a dead-end street from 720' to 788'+/. This request will provide a safer vehicular roadway then one entering onto Taunton Avenue.

Section 7.3 – Sidewalks

The applicant is seeking a waiver to eliminate the need for sidewalks on both sides of the roadway. TFI has proposed a sidewalk on one side of the roadway and believes that this is sufficient and will allow for increased pervious area.

Section 7.4.1 – Easements

The applicant is seeking a waiver to place the Basin on multiple lots in lieu of one owned by the Homeowners Association.

Section 7.5.2 – Water Main

The applicant is seeking a waiver not to loop the water main. The applicant and engineer have met with the Water Department and agree that this is not needed for this project. This will also minimize the excavation near the row of Linden Trees abutting the property.

Section 8.9.1 – Monuments

The applicant is seeking a waiver to install concrete monuments in lieu of granite.

Zoning By-Law Section 25.10.5 – Disturbed Areas

The applicant is seeking a waiver to allow the proportion of disturbed areas within the Conservation Subdivision to exceed 25% of the total tract as it directly supports the provision of and access to the additional on-site affordable units.

We believe that we have correctly identified the necessary waivers in this letter. Please feel free to bring to our attention any additional waivers that you believe may be necessary. We look forward to discussing this proposed subdivision with you during the public hearing process.

Very truly yours,

THOMPSON FARLAND, INC.

Christian A. Farland, P.E., LEED AP
Principal Engineer and President

cc: Client, File

www.ThompsonFarland.com

(Main Office) 398 County Street, New Bedford, MA 02740 • P.508.717.3479 • F.508.717.3481
54 Longmeadow Road, Taunton, MA 02780 • P.508.822.9870
2 Canal Park, 5th Floor, Cambridge, MA 02141 • P.617.679.1601
241 Boston Post Road, West, 1st Floor, Marlborough, MA 01752 • P.508.832.5811



Planning Board
100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: September 4, 2013

APPROVAL NOT REQUIRED REVIEW (ANR)

Stonegate Builders – Plat 25, Lot(s) 316-318 – Tall Pines Lane (Tall Pines Estates)

Summary: The applicant has submitted a request for an Endorsement of a Plan Believed Not to Require Approval.

Findings of Fact:

Existing Conditions

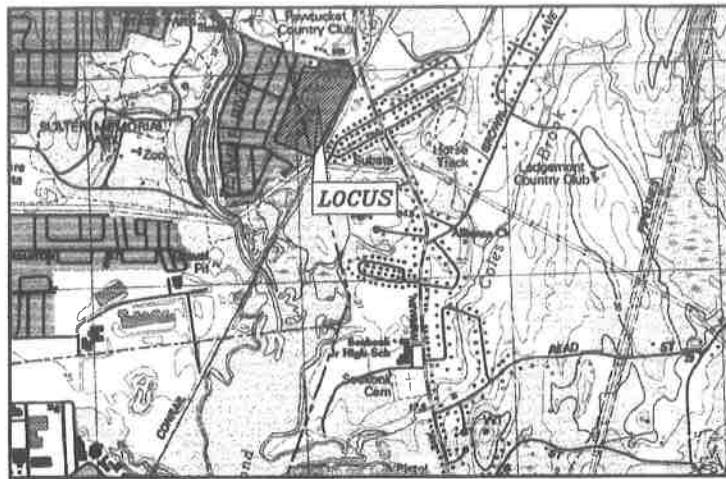
- 14 lot subdivision

Proposed Lot Amendments:

- Amend rear lot lines of builders lots 5R-7R (316-318) but not affecting frontage of any lot.

Recommendation:

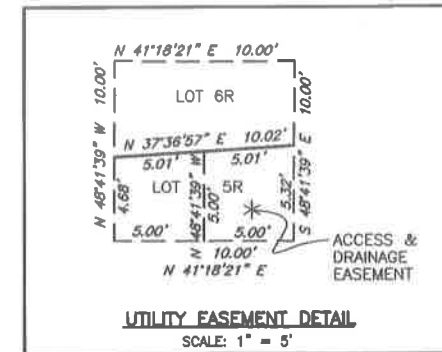
Staff recommends approval of this application as it meets the exemption clause within the definition of a subdivision in the Rules and Regulations Governing the Subdivision of Land for changing the size of lots in such a manner so as to not leave any lot affected without the proper frontage.



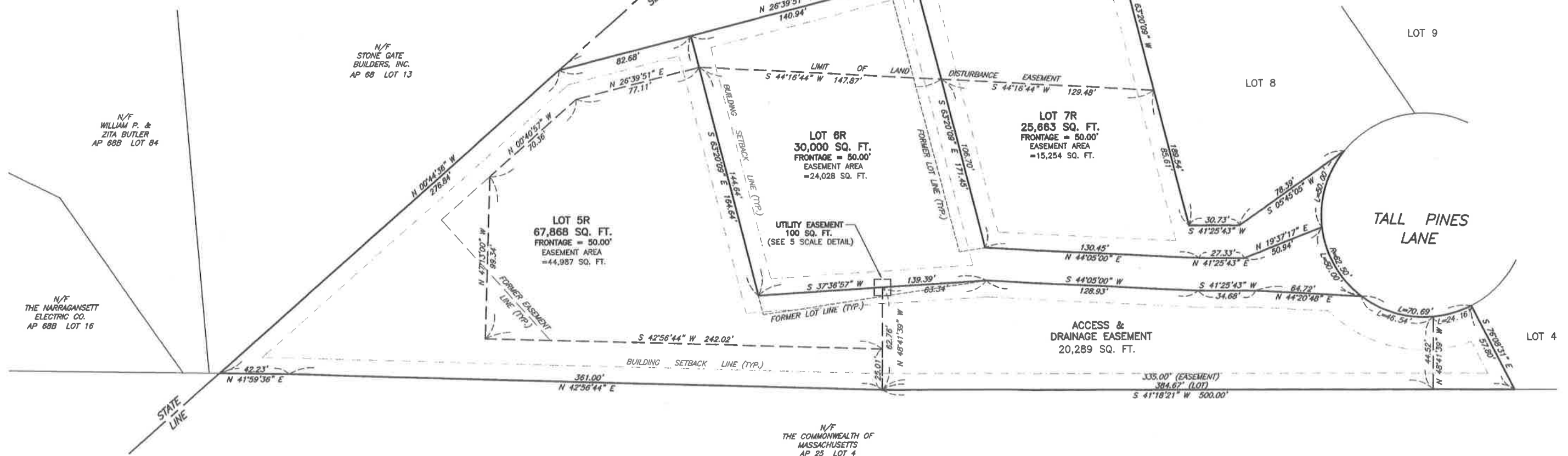
LOCUS MAP
(NOT TO SCALE)



OPEN SPACE
PARCEL NO. 1



FOR REGISTRY USE ONLY



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE PROPERTY BOUNDARY BETWEEN LOTS 5 AND 6, AND BETWEEN LOTS 6 AND 7 AS SHOWN ON THE DEFINITIVE SUBDIVISION PLAN OF LAND ENTITLED "TALL PINES" IN SEEKONK, MASSACHUSETTS PREPARED FOR STONE GATE BUILDERS, INC. DATED DECEMBER 1, 2010 AND REVISED AS OF APRIL 5, 2011 AND RECORDED IN THE BRISTOL COUNTY REGISTRY OF DEEDS IN PLAN BOOK 485 PAGE 79. IN ADDITION, THIS PLAN WILL RECONFIGURE THE LAND DISTURBANCE EASEMENT ON LOT 5R AND WILL CREATE THE UTILITY EASEMENT ON LOTS 5R AND 6R.
2. THERE ARE NO BORDERING VEGETATED WETLANDS ON ANY OF THE LOTS SHOWN ON THIS PLAN.
3. THE LOTS SHOWN ON THIS PLAN DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP ENTITLED "FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS, PANEL 202 OF 550, MAP NUMBER 25005C0202F" DATED JULY 7, 2009.
4. PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER.
5. PROPOSED LOTS TO BE SERVICED BY INDIVIDUAL SEWAGE ABSORPTION SYSTEMS DESIGNED IN CONFORMANCE WITH TITLE 5 REGULATIONS AND THE TOWN OF SEEKONK BOARD OF HEALTH BY-LAWS.

ZONING REQUIREMENTS:

DISTRICT: RESIDENTIAL - R2

STANDARD LOT REQUIREMENTS:

MIN. LOT AREA = 22,500 S.F.

MIN. LOT WIDTH = 150'

MIN. LOT FRONTAGE = 120'

SETBACKS: FRONT - 35'

SIDE - 25'

REAR - 50'

SECTION 25 LOT REQUIREMENTS:

MIN. LOT AREA = 15,000 S.F.

MIN. LOT WIDTH = N/A

MIN. LOT FRONTAGE = 50'

SETBACKS: FRONT - 20'

SIDE - 10'

REAR - 10'

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
SEEKONK PLANNING BOARD

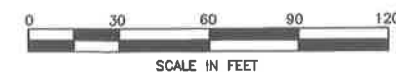
DATE ENDORSED: _____

RECORD OWNER:

STONE GATE BUILDERS, INC.

118 WARREN AVENUE

SEEKONK, MASSACHUSETTS 02771



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS
RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Signature
PROFESSIONAL LAND SURVEYOR

DATE



APPROVAL NOT REQUIRED
PLAN OF LAND
IN
SEEKONK, MASSACHUSETTS

PREPARED FOR

STONE GATE BUILDERS, INC.

AUGUST 13, 2013

SCALE: 1" = 30'

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Foulce Corner Road
Dartmouth, MA 02747
(508) 998-2128
FAX (508) 998-7554

TOWN OF SEEKONK
Planning Board

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: October 1, 2013

Re: September monthly report

BYLAWS

Zoning Bylaw rewrite

- First draft of zoning bylaw reorganization and signage section completed and being reviewed by Town Counsel;

PLANS

Master Plan

- Implementation on-going

MISC

Luthers Corners Safety Improvement Project

- Kick-off meeting held with GPI; To prepare design plans for State review.

Medical Marijuana Treatment Centers Zoning Bylaw

- Public hearing to be held in January; To be on 2014 Spring TM.

GIS

- Completing town-wide wetlands GIS file based on ConCom approved plans.

SUBDIVISIONS

Orchard Estates

- Binder course of asphalt installed

Tall Pines

- Binder course of asphalt installed

Madison Estates

- Binder course of asphalt installed

Caleb Estates

- Binder course of asphalt installed

Ricard St. Extension

- Binder course of asphalt installed

Pine Hill Estates

- Drainage installed

Jacob Hill Estates

- Continued until 10/8

Country Brook Estates

- Definitive Plan approved

Summer Meadows

- Preliminary Plan approved; Definitive Plan submitted

SITE PLANS

Longhorn

- Approved

Senior Center

- Approved

SEEKONK PLANNING BOARD
Public Hearing - Regular Meeting - Executive Session
September 10, 2013

Present: Ch. Abelson, M. Bourque, R. Horsman, S. Foulkes, D. Viera, L. Dunn
J. Hansen, Town Planner
Absent: R. Bennett (with cause)

7:00 pm Ch. Abelson called the meeting to order.

Public Hearing -

Definitive Subdivision: Jacob Hill Estates – Applicant Palmer River Development

Ch. Abelson read the order of business.

A motion was made by D. Viera seconded by R. Horsman and it was unanimously

VOTED: To waive the reading of the legal notice.

Introduction of the Town Planner and Planning Board

A motion was made by R. Horsman and seconded by D. Viera Horsman and it was unanimously

VOTED: to continue the public hearing until October 8, 2013. Reason- Planning Board does not have the completed reviews back from the Consulting Engineer or Board of Health on the subdivision.

Site Plan Review: Longhorn – 100 Highland Ave.

Lucien M. DiStefano of Bohler Engineering summarized the site plan for LongHorn Steak House. He said it will be built on the piece of property to the north of Gasbaro's liquor store. He went on to say the Raymour & Flanigan building is a 152,000 sq ft. building on 13.8 acres. The existing parking lot is serviced by 323 parking spaces. If approved the applicant is looking to construct a 6,245sq ft. 245 seat restaurant. He said they are proposing 89 additional parking spaces directly around the restaurant and access to the property will stay as is. He also said the site will be serviced by existing town water, electric, gas. He went on to say there is an existing septic system located on the northern side of the property, and an existing underground storm drainage system. He said they were looking to combine the septic system with the furniture store and are working with DEP and a set of plans are on file with the BOH. The septic design will be under the 10,000 gallons per day maximum allowance. He also said they are proposing major improvements to the storm water management. He noted that the comments from the consulting engineering firm DiPrete Engineering were all positive with no major site issues. He concluded

with there will be extensive landscaping on the site which, in their opinion will have a positive impact on the corner.

L. Dunn commented on the shade trees and asked if more trees could be planted on the north and south sides of the lot because in her opinion it didn't seem the parking lot would get much shade from where they have proposed to plant the trees.

L. DiStefano commented he could not change where the trees were going due where the building and septic are located.

L. Dunn asked why they were proposing so many new parking spaces.

L. DiStefano said the amount of parking spaces was based on what is allowed in the bylaw as well as past experience from the applicant for a facility this size.

A motion was made by R. Horsman and seconded by D. Viera and it was unanimously

VOTED: to approve the Site Plan for LongHorn Steak House -100 Highland Ave. (6-0)

Partial Surety Release: Orchard Estates

Summary: The applicant for Orchard Estates requested a partial covenant release for said subdivision. The original construction cost estimate of ±\$260K has been reduced to ±\$60K based on the work that has been completed by the applicant and inspected and approved by the Board's inspector, GPI. The remaining work includes top-course of asphalt application, street tree installation, and final site prep work.

The method of surety proposed by the developer is to keep a covenant on lot 1 and release the covenant from lots 7 & 8. Based on the average purchase price of other subdivision lots this year in town at \$142K, a covenant for 1 lot appears to be adequate to cover the remaining construction costs.

A motion was made by R. Horsman and seconded by M. Bourque and it was unanimously

VOTED: To approve keeping covenant on lot 1 and release the covenant from lots 7 & 8 (6-0)

Site Plan Review: Senior Center – Town of Seekonk

Brian Dunn of MBL Land Development & Permitting, Corp. introduced himself and summarized the minor changes to the site plan. He said they added an additional seven (7) parking spaces to the north of the Sr. Center building bringing the total count to 89 spaces, 44 existing 45 new. He also noted the plan showed additional landscaping.

D. Viera asked what the address of the building would be.

B. Dunn said right now they have been using 100 Peck St.

J. Hansen said the assessors will come up with a number for the address.

L. Dunn asked about the “Sophie” tree.

B. Dunn said they will hire an arborist to move it, store it and it will be taken care until it can be replanted.

Taylor MacDonald of Palmer Associates introduced himself and said the tree will be planted behind the retaining wall in the same spot as where it is now.

A motion was made by M. Bourque and seconded by R. Horsman and it was unanimously

**VOTED: to approve the Site Plan for the Senior Center dated Aug 26, 2013 with the stipulation that it has a separate address from 100 Peck Street.
(6-0)**

Correspondence

J. Hansen informed the PB the scheduled public hearing for the revised and reorganized zoning bylaws to be held on September 24, 2013 has been postponed until comments are received from Town Counsel.

Approval of Minutes: 8/27/13

A motion was made by D. Viera and seconded by R. Horsman and it was unanimously

VOTED: to approve 8/27/13 Planning Board minutes (6-0)

Adjournment

A motion was made by D. Viera and seconded by R. Horsman and it was unanimously

VOTED: to adjourn open session at 8:00 PM for the purpose of going into executive session. At the end of executive session PB will not return to open session.

By: Ch. Abelson, M. Bourque, D. Viera, R. Horsman, L. Dunn, S. Foulkes

Respectfully Submitted by,

Florice Craig